

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra एक परिवार एक बैंक	आस्ति वसूली शाखा दूसरी मंजिल, आगरकर हाईस्कूल विल्डिंग, सोमवार पेट, पुणे- 11 Asset Recovery Branch. 2nd Floor, Agarkar High School Bldg, Somwar Peth, Pune- 11 टेली/Tel : (020) 26130029/ 26130030 ई-मेल/E-mail: arbr1453@mahabank.co.in	
	प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे- 5 Head Office: Lokmangal, 1501, Shivajinagar, Pune- 5	

AE59/Legal/EAuction/Schematic Aircon/2026-27/

Date 23.06.2026

To

1. **M/s. Schematic Aircon and Automation Pvt. Ltd.** (Borrower)
Ground floor, East Wing G-101, Mega Centra,
Magarpatta, Pune – 411028.
2. **Mr. Pradeep Shankar Awari,** (Guarantor)
S. No. 47/1, Sunita Nagar Sciety,
Vadgaon Sheri, Pune – 411014.
3. **Mr. Sandeep Sankar Awari,** (Guarantor)
S. No. 47/1, Sunita Nagar Sciety,
Vadgaon Sheri, Pune – 411014.
4. **Mrs. Vimal Shankar Awari,** (Guarantor)
S. No. 47/1, Sunita Nagar Society,
Vadgaon Sheri, Pune – 411014.

Dear Sir / Madam,

Sub: Notice for sale of immovable properties (Appendix - IV –A) Under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002

Please take a notice that:

In terms of the powers vested in the undersigned as the Authorized Officer of Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets Act, 2002 (SARFAESI Act) and the Rules, the Authorized Officer of the Bank has taken possession of the assets mentioned below for taking action under the SARFAESI Act and to sell the said assets for recovery of **Rs. 4,38,10,290 (Rupees Four Crore Thirty Eight Lakhs Ten Thousand Two Hundred Ninety Only) plus interest thereon @Contractual Rate p.a W.E.F 09.02.2023 apart from cost, expenses and charges minus recovery if any due to Bank of Maharashtra.**

The details of the property, reserve price and earnest money is as under:



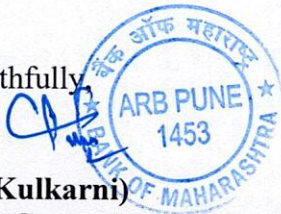
Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
All the Piece & Parcels of Office No 303 & 304 3rd Floor Building G Mega Center on S No 153/A/1 to 4/1, 153A/1 to 4/2, 153A/a to 5 Nearby Noble Hospital, Solapur Road, Magarpatta, Hadapsar Taluka Haveli Pune 411028 Bounded as below: North: Office No 302 South: Office No 305 East: Entrance West: Open Space Together with fixtures & furniture's thereon Encumbrances: Not Known Possession: Physical	Reserve Price: Rs. 57,85,000.00/- (Rupees Fifty Seven Lakhs eighty-five Thousand Only) EMD: Rs.5,78,500.00/- (Rupees Five Lakhs seventy eight Thousand five hundred Only) Bid Increment amount: Rs. 50,000.00/- (Rupees Fifty Thousand Only)

Date of E-auction: 15.07.2026

It is observed that the amount due to the Bank is not yet paid by you. Please note that the Authorized Officer of the Bank under the powers vested in him under the SARFAESI Act and Rules, shall be selling the said properties or any part of it by any mode prescribed by the Act to any purchaser/s on the terms and conditions as may be determined by the Bank in its sole discretion, after expiry of a period of 30 days from the date of publication of Public Notice for Sale if the entire amount due to the Bank together with up to date interest, costs and charges are not paid by you during this period.

The borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to redeem the secured assets.

Yours faithfully,



(Sudhir Kulkarni)
Assistant General Manager & Authorized Officer
Asset Recovery Branch, Pune.